



SITUATION

In this established parade close to the junction with Mosslea Road serving the surrounding residential area. Penge lies midway between Crystal Palace and Bromley some 6 miles south east of Central London.

PROPERTY

Forming part of a terraced property comprising a **Ground Floor Shop**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'5"
Internal Width	14'6" narrowing to 11'9"
Shop Depth	23'4"
Built Depth	36'6"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 20th January 1999.

TENANCY

The property is let on a full repairing and insuring lease to **K. Wright as a Tattoo Parlour** for a term of 5 years from 26th January 2012 (**in occupation since 2007**) at a current rent of **£6,000 per annum** exclusive.

Rent Review 2015

£6,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Bude Nathan Iwanier – Tel: 020 8458 5656
Ref: D Zysblat Esq – Email: dz@bnilaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts